

Ferris & Co



Monthly Rental Of £1,100.00 pcm
Holding deposit equivalent to 1 week's rent on application



Flat 1, 14 Tonbridge Road
Maidstone, ME16 8RP

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Situated on the popular Tonbridge Road in Maidstone, this well-presented ground floor one-bedroom apartment offers comfortable and convenient living. The accommodation comprises a spacious lounge, fitted kitchen, double bedroom, and a modern bathroom. The property benefits from a private garden, providing an excellent outdoor space for relaxing or entertaining. Further benefits include double glazing and gas heating together with one allocated parking space for added convenience.

Tonbridge Road is one of Maidstone's most sought-after residential locations, offering excellent access to a wide range of local amenities, including supermarkets, shops, cafés, and restaurants. Maidstone town centre is within easy reach, providing an extensive selection of retail, leisure, and dining facilities. The property is well positioned for commuters, with convenient access to Maidstone West, Maidstone East and Maidstone Barracks railway stations, offering services to London and the surrounding areas. The M20 motorway network is also easily accessible, providing excellent road links to London, Ashford, and the Kent coast. For outdoor recreation, residents can enjoy nearby parks, riverside walks, and the open green spaces of the surrounding Kent countryside. The area is also served by regular bus routes, making travel around Maidstone and neighbouring towns straightforward.

Entrance

No 14. Main building entrance door. Communal hallway.

Apartment 1

Hallway

White painted walls. Grey carpets. Radiator. Entry phone.

Bathroom 8' 5" x 5' 6" (2.56m x 1.68m)

White painted walls. White tiles. Bath with mixer tap & shower hose. Glass shower screen. Hand basin with mixer tap. Low level W/C. Window facing side. Wall mounted mirror.

Bedroom 8' 5" x 5' 6" (2.56m x 1.68m)

White painted walls. Grey carpet. Window facing rear. Radiator.

Lounge 15' 11" x 12' 0" (4.85m x 3.65m)

White painted walls. Grey carpet. Radiator. Patio doors. Shelves.

Kitchen/Diner 16' 7" x 13' 9" (5.05m x 4.19m)

White painted walls. Laminate flooring. Radiator. Bay windows facing front. Indesit fridge freezer Baxi boiler. New home Electric oven. Four ring gas hob. Extractor fan. Indesit Washing machine. Range of high and low units. Stainless steel sink with mixer tap.

Cellar

For storage

Private Garden

Patio area with grass.

Parking

Allocated parking at rear for 1 car.



DIRECTIONS

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| Flat 1 14 Tonbridge Road MAIDSTONE ME16 8RP | Energy rating D | Valid until: 23 April 2027 |
| | | Certificate number: 2928-5096-7224-5813-3934 |

| | |
|------------------|-------------------|
| Property type | Ground-floor flat |
| Total floor area | 61 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |